



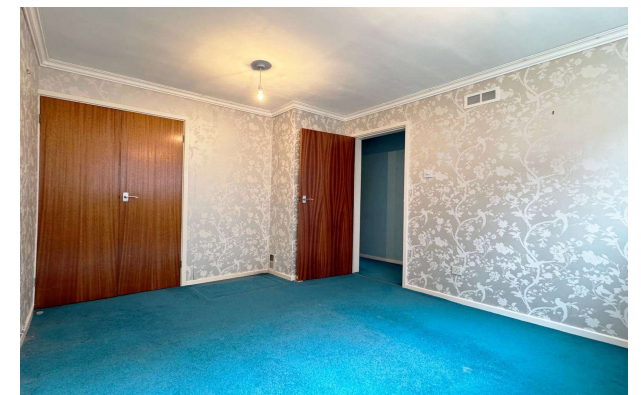
Knutsford
Argyle Court


IRLAMS
of Knutsford

Knutsford, WA16 6HF

Argyle Court

£180,000



The Property

This two bedroom duplex apartment is offered with no onwads chain and presents an attractive opportunity for a buy-to-let investment, or bolt hole or downsize. The apartment requires modernisation throughout, however already offers light, bright and flexible living space over two floors. Conveniently situated at the heart of Knutsford town centre with views over The Moor, the property sits on the doorstep of all local amenities including the shops, bars and restaurants, as well as Knutsford's stunning outdoor spaces such as Tatton Park.

Particular mention must be made of the large, bright, living/dining room with dual aspect windows allowing ample natural light flooding in. Externally the property is approached via its own private entrance on the ground floor and benefits from an external store. To the rear is a private rear courtyard which is flagged for ease of maintenance and is fully retained by sweeping brick wall elevations.

EPC Rating: D Tenure: Freehold

NB: This property is to be sold to a cash buyer only due to the tenure of the property. Please contact the agent for further details.

Directions

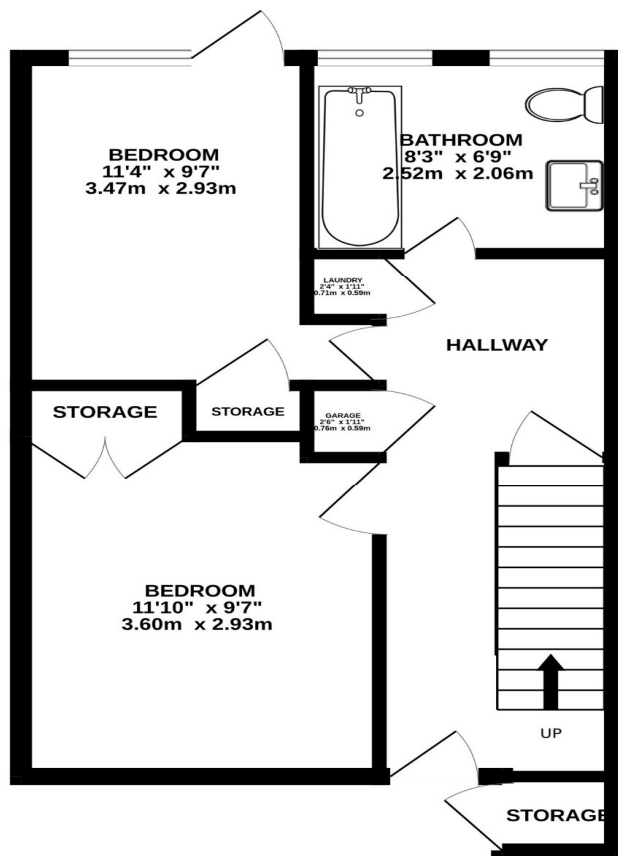
From the side of Irlams office, a wrought iron balustrade leads to steps which allow access to Old Market Place and Argyle Court where the entrance will be found.

- Cash buyers only (further details on request)
- Excellent refurbishment opportunity
- Private walled courtyard
- Two Bedrooms with built in storage
- Ideal buy-to-let investment, lock-up-and-leave or downsizing opportunity
- Private entrance and useful external storage space

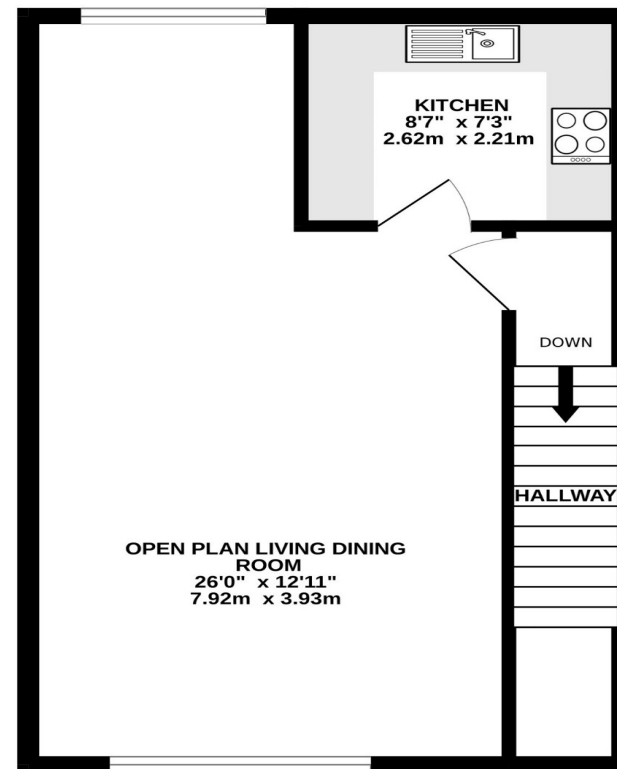
Postcode – WA16 6HF
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - D



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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